Section 12A Planning Application for Proposed Amendments to the Tsuen Wan Outline Zoning Plan to Rezone “Industrial” Zone to “Other Specified Uses (Hotel Development)” Zone in Support of Proposed Hotel Development at Lot 486 in D.D.443 and Tsuen Wan Town Lot 85, Tsuen Wan, New Territories

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Appendix B: Visual Impact Assessment

Appendix C: Traffic Impact Assessment

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Appendix E: Sewerage Impact Assessment

EXECUTIVE SUMMARY

1. PURPOSE OF SUBMISSION

This planning application is submitted to the Town Planning Board (the Board) in support of rezoning the Application Site from "Industrial" ("I") to "Other Specified Uses" annotated "Hotel Development" ("OU (Hotel Development)") on the draft Tsuen Wan Outline Zoning Plan (OZP) No. S/TW/40 under Section 12A (S12A) of the Town Planning Ordinance (the Ordinance) (CAP. 131)

The Application Site has a total area of about 593m² and is currently vacant, it is located within the Tsuen Wan East Industrial Area (TWEIA) and could be accessed via Fui Yiu Kok Street. The TWEIA is a high-density-high-rise industrial cluster located in the Tsuen Wan East area, it is about 900m to the southeast of the existing Tsuen Wan West Station. To the direct north of the industrial cluster are several high-rise residential/commercial developments with building height ranges from 150 to 205mPD.

To cohere with the Government's vision to promote tourism and release industrial land in the urban areas for other development purpose, the Applicant proposed to rezone the Application Site to facilitate the subject proposed hotel development. The Indicative Development Scheme will not only supply the Tsuen Wan area with additional hotel rooms, but will also transform the Application Site into a vibrant node by incorporating various hotel ancillary commercial uses.

2. INDICATIVE DEVELOPMENT SCHEME

To support the subject rezoning application, the Applicant has prepared an Indicative Development Scheme to demonstrate the technical feasibility of the subject rezoning proposal. The Indicative Development Scheme is a hotel development supported by ancillary commercial uses. It has a total non-domestic GFA of about 5,633m^2 (equivalent PR of about 9.5) and a maximum BH of 115mPD (up to the main roof) (i.e. 29 storeys). The hotel development will provide about 199 nos. of hotel rooms.

3. DEVELOPMENT JUSTIFICATIONS AND PLANNING MERITS

The subject application is supported by the following development justifications and planning merits:

- the proposed hotel development is able to promote the Government’s vision of “Tourism is Everywhere”;

- the Indicative Development Scheme is able to release industrial land in the urban areas for other development purpose;

- the Indicative Development Scheme is able to optimise the usage of land resources in a timely manner;

- the Indicative Development Scheme is compatible with surrounding developments in terms of uses and development intensity;

- the Indicative Development Scheme is able to provide various planning and design merits; and

- the Indicative Development Scheme is technically feasible in visual, traffic, environmental and sewerage terms.

In light of the justifications presented in this Planning Statement, the Board is cordially invited to consider favourably this rezoning application.

行政摘要

(聲明：此中文譯本僅供參考，如中文譯本和英文原文有歧異時，應以英文原文為準。)

1. 申請目的

申請人現根據《城市規劃條例》第 12A 條 (第 131 章)，向城市規劃委員會(下稱「城規會」)遞交規劃申請，擬議對荃灣分區計畫大綱草圖編號 S/TW/40 作出修訂，以將申請地點由「工業」地帶改劃為「其他指定用途」註明「酒店發展」地帶。

申請地點總面積約 593 平方米，現時空置，並位於荃灣東工業區內，可經由灰窰角街進入。荃灣東工業區是一個高密度的工業發展集中地，並距離現有的荃灣西站東南方向約 900 米。工業區的正北方有數棟高層住宅/商業發展，樓高介乎主水平基準上 150 至 205 米。

為配合政府促進旅遊發展及釋放市區工業用地作其他發展用途的願景，申請人擬議將申請地點改劃以作擬議酒店發展。擬議發展不僅能夠為荃灣地區提供更多酒店房間，還可以透過融入各種酒店附屬商業用途將申請地點改造為一個充滿活力的空間。

2. 擬議發展

申請人準備了一個擬議發展計劃以證明擬議的改劃申請技術上可行。擬議發展為一個包含附屬商業用途的酒店發展項目，其最大非住用總建築面積約 5,633 平方米(相當於約 9.5 的地積比率)、其主樓頂最高建築物高度為不多於主水平基準上 115 米(約 29 層高)。擬議發展將提供約 199 個酒店房間。

3. 發展理據及規劃增益

以下為支持是次規劃申請的主要發展理據及規劃增益:

- 擬議發展能夠推廣政府「無處不旅遊」的願景；
- 擬議發展能夠釋放市區工業用地作其他發展用途；

- 擬議發展能在短時間內優化土地資源的利用；
- 擬議發展在用途及發展密度方面與週邊環境相協調；
- 擬建發展能夠提供多項規劃及設計增益；
- 擬議發展在視覺、交通、環境及排污方面均技術上可行。

基於以上理據，現懇請城規會接納是次改劃申請。

1 INTRODUCTION

1.1 Purpose of Submission

1.1.1 This planning application is submitted to the Town Planning Board (the Board) in support of rezoning the Application Site from "Industrial" ("I") to "Other Specified Uses" annotated "Hotel Development" ("OU (Hotel Development)") on the draft Tsuen Wan Outline Zoning Plan (OZP) No. S/TW/40 under Section 12A (S12A) of the Town Planning Ordinance (the Ordinance) (CAP. 131) (**Figure 1.1** refers).

1.1.2 The Application Site has a total area of about 593m² and is currently vacant, it is located within the Tsuen Wan East Industrial Area (TWEIA) and could be accessed via Fui Yiu Kok Street. The TWEIA is a high-density-high-rise industrial cluster located in the Tsuen Wan East area, it is about 900m to the southeast of the existing Tsuen Wan West Station. To the direct north of the industrial cluster are several high-rise residential/commercial developments with building height ranges from 150 to 205mPD.

1.1.3 To cohere with the Government's vision to promote tourism and release industrial land in the urban areas for other development purpose, the Applicant now proposes to rezone the Application Site into "OU (Hotel Development)" to facilitate the subject proposed hotel development. The Indicative Development Scheme will not only supply the Tsuen Wan area with additional hotel rooms, but will also transform the Application Site into a vibrant node by incorporating various hotel ancillary commercial uses.

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Extract of the Draft Tsuen Wan Outline Zoning Plan No. S/TW/40

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Scale NA		Figure 1.1	

1.2 Report Structure

1.2.1 This planning statement includes the following sections:

Section 2:	describes and analyses the Application Site, its surrounding and planning context;
Section 3:	depicts the Indicative Development Scheme;
Section 4:	describes the proposed amendments to the OZP;
Sections 5-8:	summarise the key findings of various technical assessments on visual, traffic, environmental and sewerage;
Section 9:	highlights the justifications of the Indicative Development Scheme; and
Section 10:	concludes the planning statement.

1.2.2 Detailed technical assessments and other supplementary information are attached in **Appendices A to E**.

Appendix A1:	Proposed Amendments to the draft Tsuen Wan Outline Zoning Plan No. S/TW/40 ("Other Specified Uses (Hotel Development)")
Appendix A2:	Proposed Amendments to the draft Tsuen Wan Outline Zoning Plan No. S/TW/40 (Alternative Option) ("Industrial (1)")
Appendix B:	Visual Impact Assessment
Appendix C:	Traffic Impact Assessment
Appendix D:	Environmental Assessment
Appendix E:	Sewerage Impact Assessment

2 SITE AND PLANNING CONTEXTS

2.1 Site Context

2.1.1 The Application Site has a total site area of about 593m² and is currently vacant, it is located within the TWEIA and could be accessed via Fui Yiu Kok Street. The TWEIA is a high-density-high-rise industrial cluster located in the Tsuen Wan East area, it is about 900m to the southeast of the existing Tsuen Wan West Station. To the direct north of the industrial cluster are several high-rise residential/commercial developments with building height ranges from 150 to 205mPD. **Figures 2.1 and 2.2** shows the location of the Application Site and its site and surrounding context respectively.

2.2 Existing Planning Context

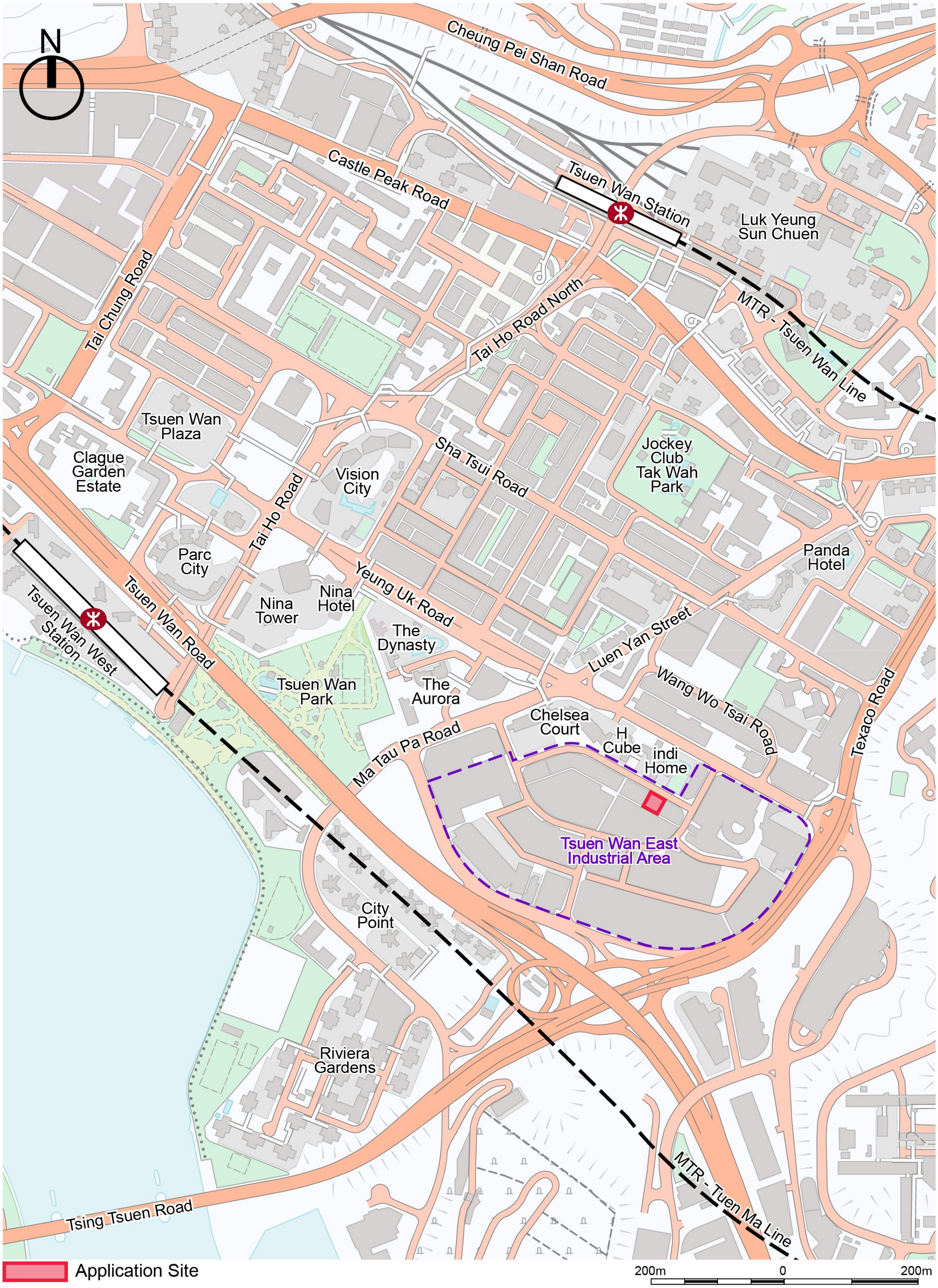
2.2.1 The Application Site falls within an area zoned "I" on the draft Tsuen Wan OZP No. S/TW/40. According to the Notes of the OZP, the subject "I" zone has a maximum plot ratio (PR) of 9.5 and a maximum building height (BH) of 100mPD.

2.2.2 The Application Site is subject to a previously approved s.16 planning application (No. A/TW/514) for minor relaxation of PR restriction from 9.5 to 11.4 for permitted industrial redevelopment under the policy initiatives of revitalization of Industrial Buildings. The s.16 planning approval has an approved BH of 100mPD, which conforms to the BH restriction of the subject OZP.

2.3 Policy Context

<u>Promote the Government's Vision of "Tourism is Everywhere"</u>

2.3.1 As mentioned in the 2025 Policy Address (PA 2025), the Government aims to promote the Government's vision of "Tourism is Everywhere" by enhancing the development of various tourism products and initiatives in Hong Kong. The visitor arrival arrangements and immigration experience will also be actively explored by the Government to enhance the tourist experience. The proposed hotel development will be able to contribute to the hotel supply in the Tsuen Wan District, which in turns supplement the various indoor and outdoor tourist attractions in the area (e.g., Hong Kong Disneyland, Ma Wan Park, The Mills, Shing Mun Reservoir…etc) and promote tourism therein. The subject rezoning thus aligns with



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Location Plan

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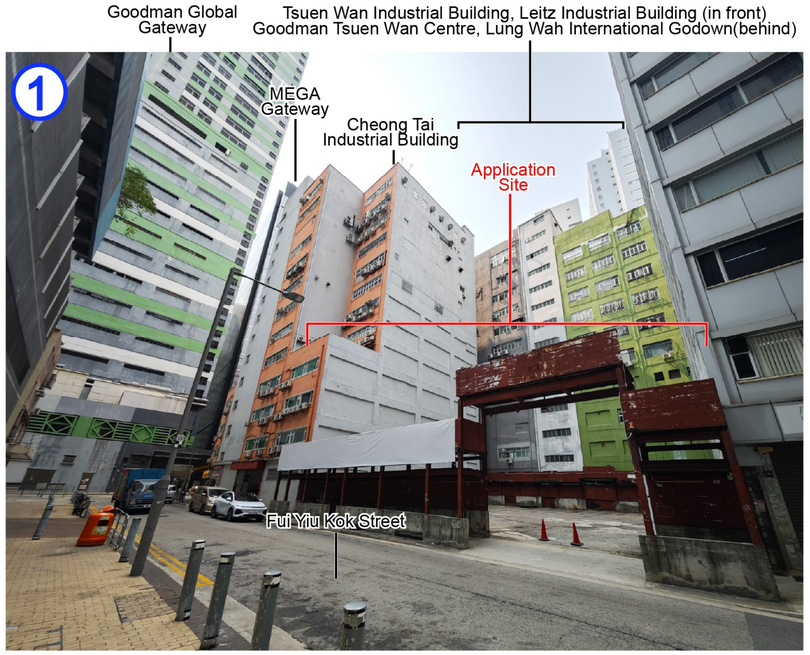
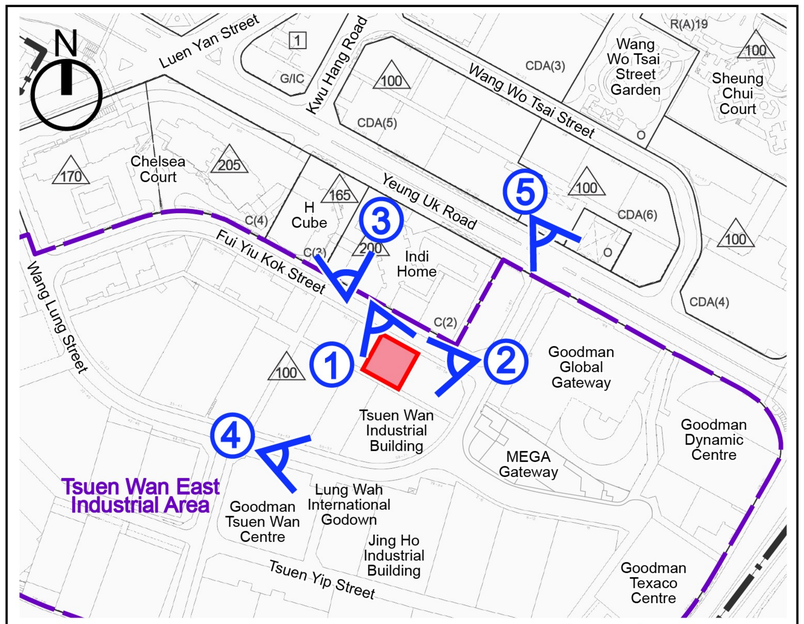
Scale NA		Figure 2.1	



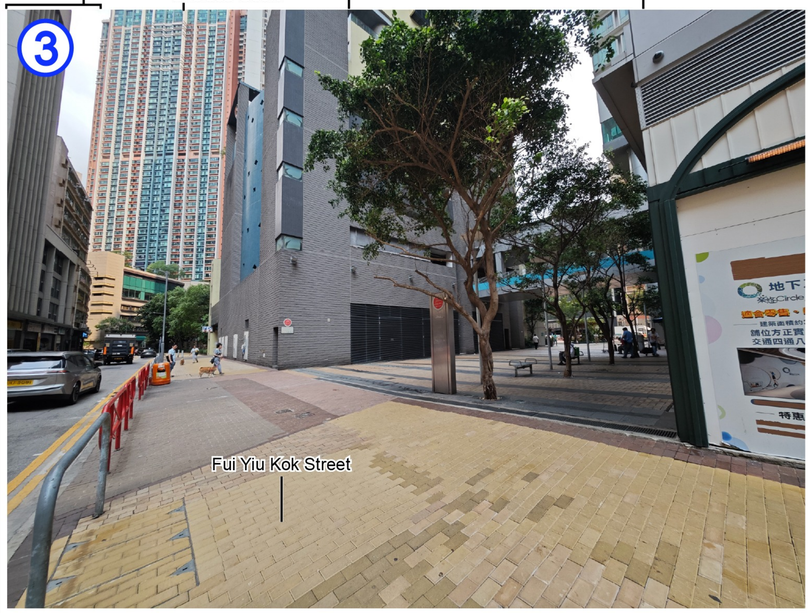
Application Site viewed from Western Side of Fui Yiu Kok Street

Application Site viewed from Eastern Side of Fui Yiu Kok Street



KEY PLAN

Application Site



The Residential Developments and Public Walkway along Fiu Yiu Kok Street

The Industrial Developments along Wang Lung Street

The Data Centre and Industrial Buildings along Yuen Uk Road

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Site and Surrounding Context	Rev	0	Date	May 2026
	Scale		Figure	2.2

the Government's vision to promote "Tourism is Everywhere".

Release Industrial Land in the Urban Areas for Other Development Purpose to Optimise the Usage of Land Resources

2.3.2 As mentioned in the PA 2025, the Government aims to release industrial land in the urban areas for other development purpose. Since 2000, the Planning Department has conducted five rounds of Area Assessments of Industrial Land in the Territory to identify suitable industrial land to be rezoned for other uses (e.g., residential and commercial uses). A new round of study on the utilization of existing industrial stock in the Territory has already commenced, with recommendations expected to be put forward later this year. The subject rezoning is able to convert the Application Site, which is located within the TWEIA, for hotel development with ancillary commercial uses. Such initiatives allow the Application Site to be optimized in view of the latest market situation and align with the Government's initiative to release industrial land in the urban areas for other development purpose.

2.4 Land Ownership

2.4.1 The Application Site consists of two private lots owned solely by the Applicant (namely Lot 486 in D.D. 443 and Tsuen Wan Town Lot 85). **Figure 2.3** illustrates the existing landholding pattern within the Application Site.

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Landholding Plan

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3 INDICATIVE DEVELOPMENT SCHEME

3.1 Indicative Development Scheme

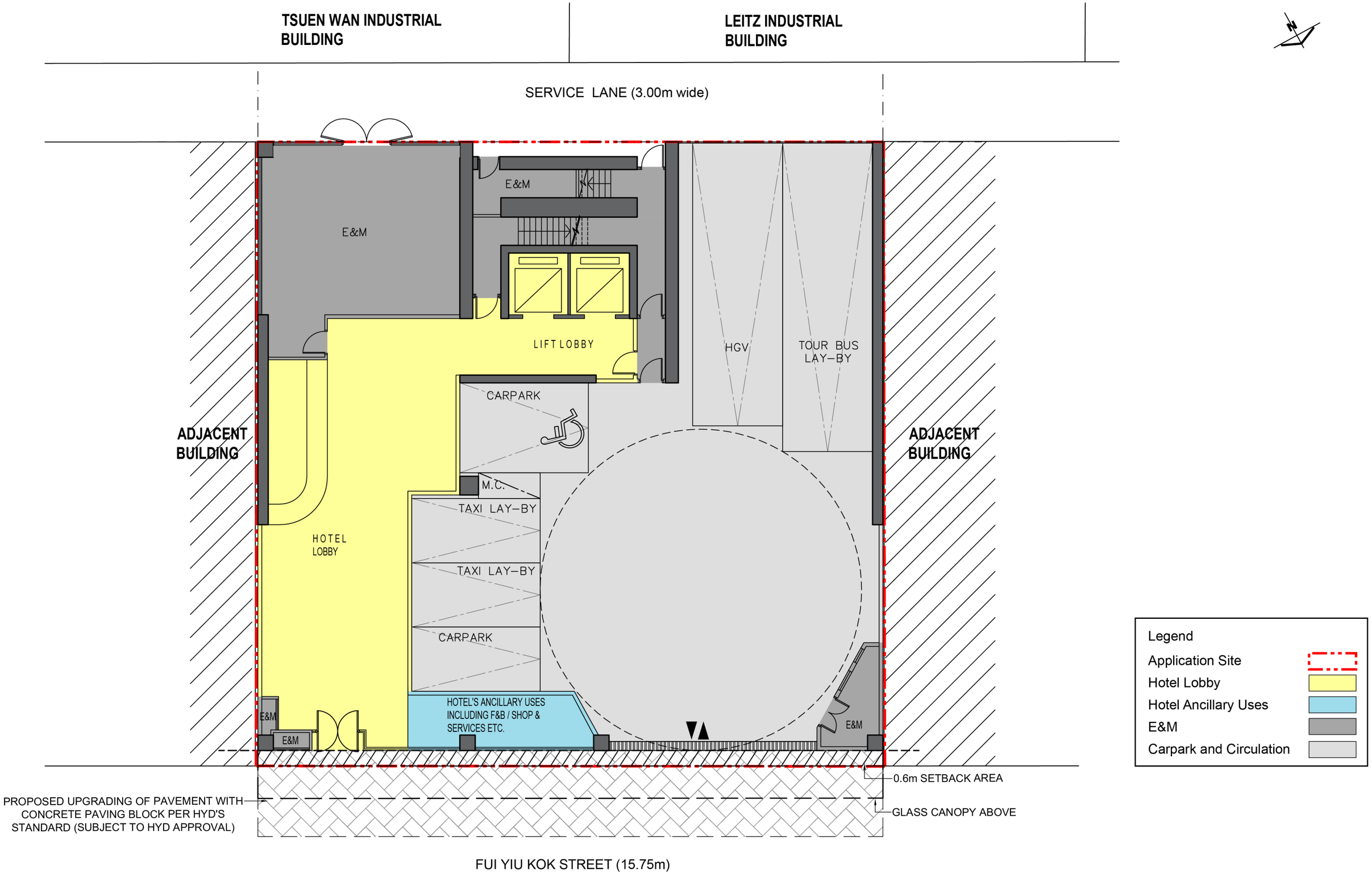
3.1.1 To support the subject rezoning application, the Applicant has prepared an Indicative Development Scheme to demonstrate the technical feasibility of the subject rezoning proposal. The Indicative Block Plan, Floor Plans and Section Plans of the Indicative Development Scheme are shown in **Figures 3.1 to 3.6**. The major development parameters of the Indicative Development Scheme are stipulated in **Table 3.1**.

Table 3.1 - Major Development Parameters of the Indicative Development Scheme

Development Parameters	Indicative Development Scheme
Application Site Area (m^2) (about)	593 (1) (2)
Maximum Non-domestic Plot Ratio	Not more than 9.5 (3)
Total Non-domestic GFA (m^2) (about) • Hotel • Ancillary Commercial Use (4)	5,633 4,980 653
Maximum Building Height (to the main roof)	Not more than 115mPD (5)
No. of Storeys (aboveground)	29
No. of Block	1
Site Coverage • Height not exceeding 15m • Height Over 15m	 98% 45%
No. of Hotel Rooms	199

Remarks:

1. Subject to detailed land survey at subsequent detailed design and land grant stage.
2. Includes the proposed 0.6m setback at G/F, M/F, 1/F and 2/F and above of the Indicative Development Scheme along Fui Yiu Kok Street.
3. Excluding the approvable bonus GFA of about 73m^2 (i.e. equivalent to PR of about 0.12) in accordance with the Building (Planning) Regulations to be claimed from the Buildings Department during GBP stage, which is permitted under the Notes of the subject OZP. It comprises of:
   - 0.6m setback from the lot boundary abutting Fui Yiu Kok Street.
4. Includes 'Shop and Services', 'Eating Place' and other hotel ancillary uses at the ancillary commercial portion.
5. Already taken into account the abovementioned approvable bonus GFA in accordance with the Building (Planning) Regulations to be claimed from the Buildings Department (i.e. even with the incorporation of the additional PR, the Indicative Development Scheme will not exceed the proposed maximum BH of 115mPD).



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Indicative G/F Plan

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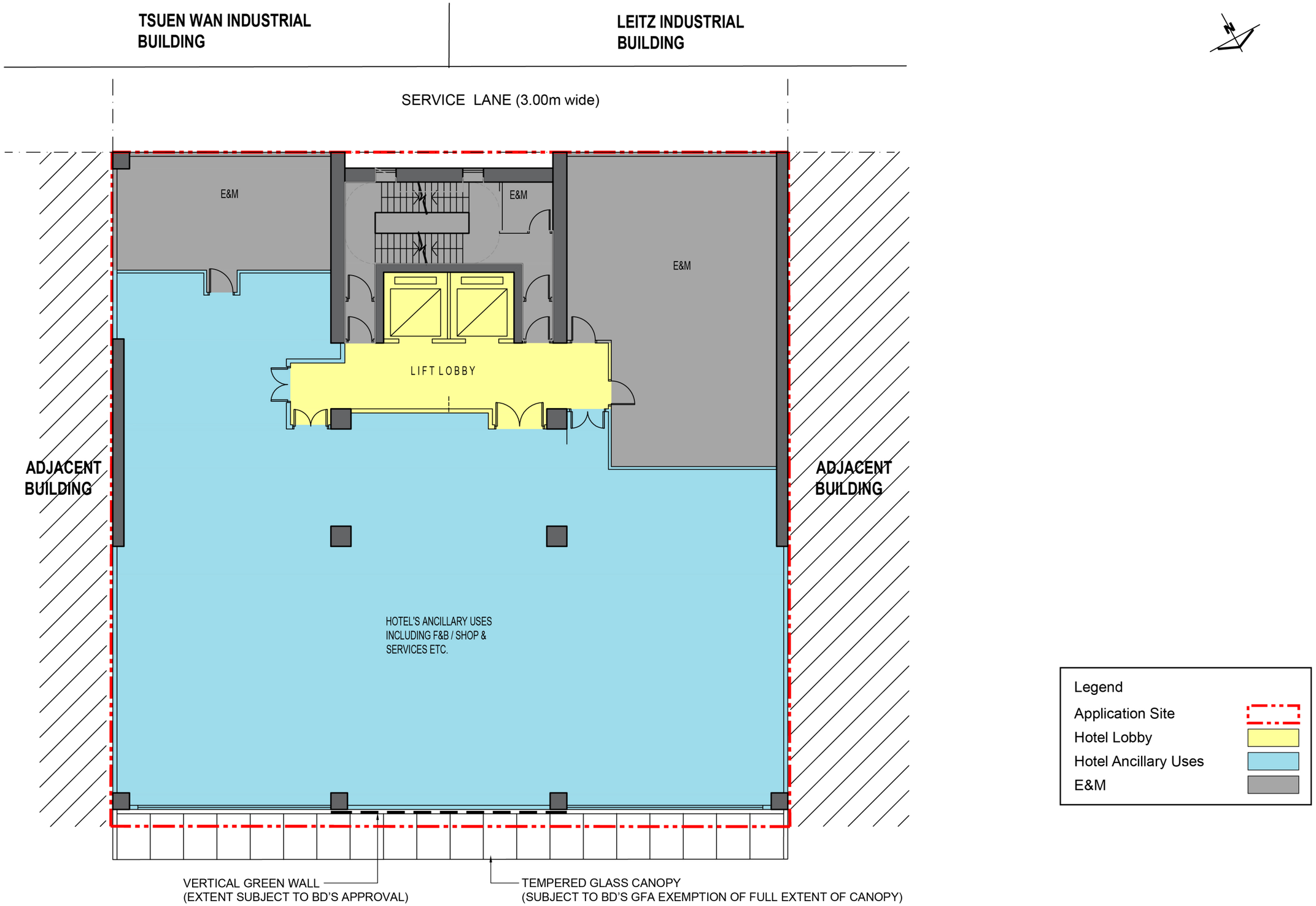
Scale		Figure	3.1



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Indicative 1/F Plan

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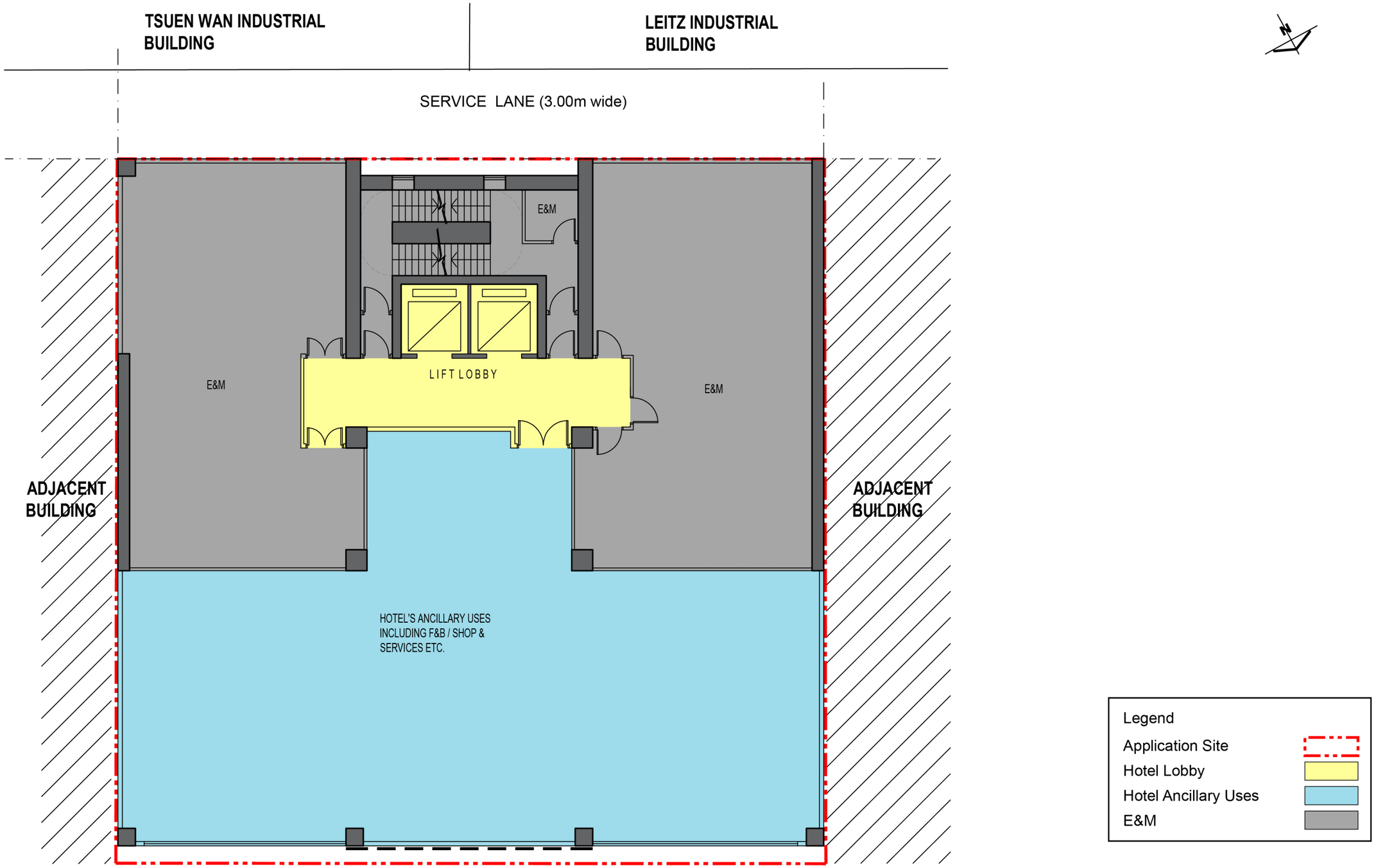

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Indicative 2/F Plan

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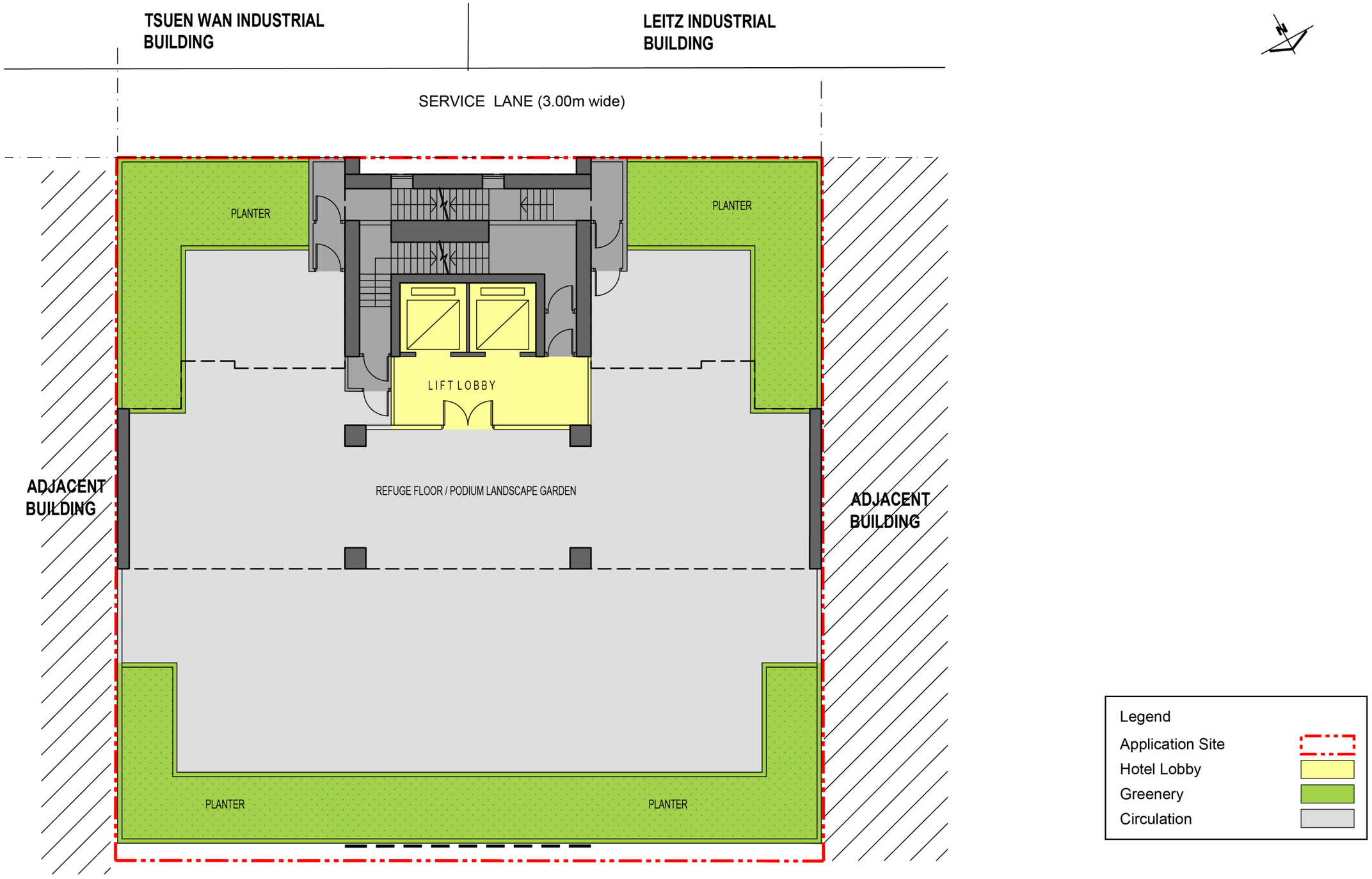

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Indicative 3/F Plan

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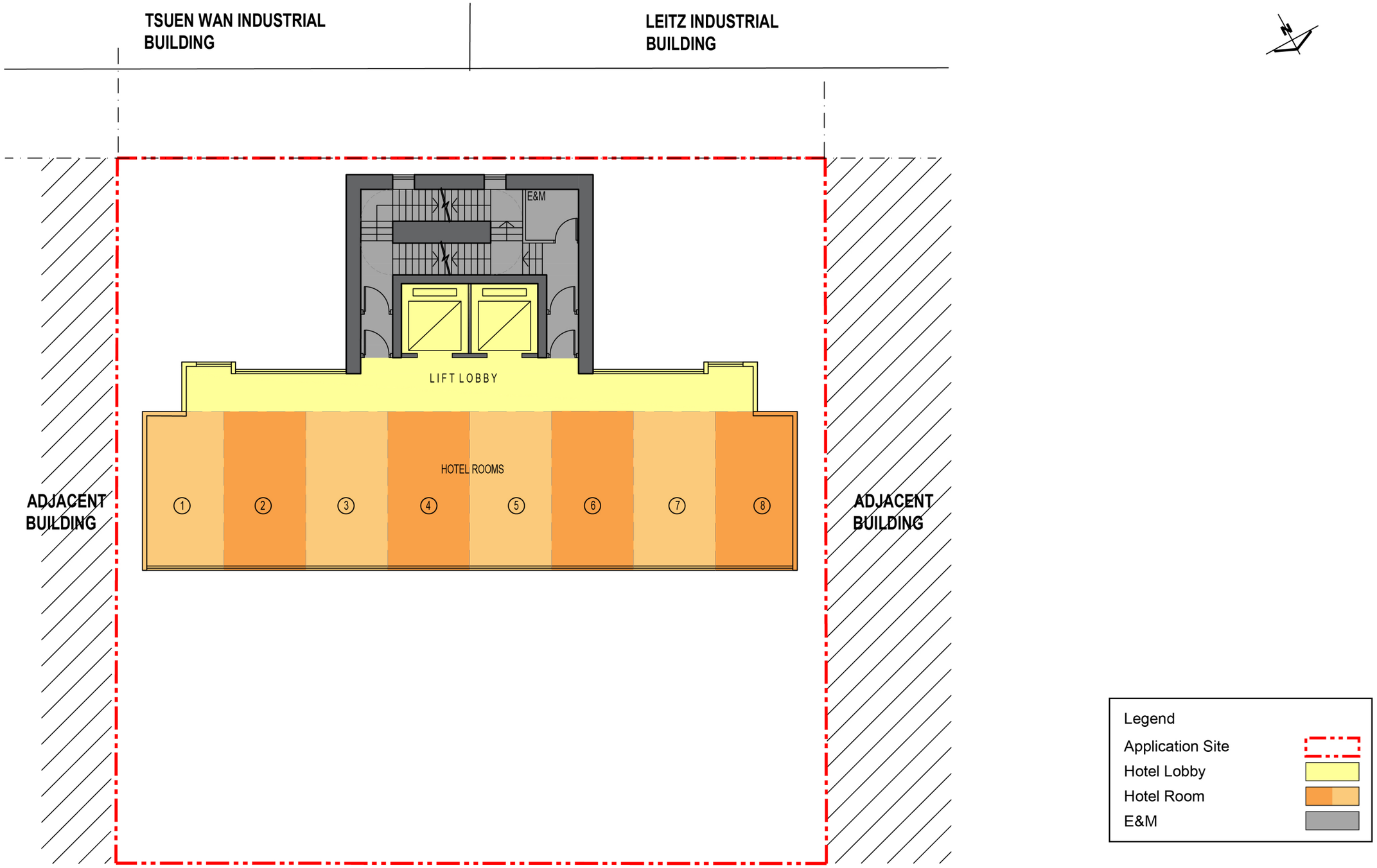

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Title

Indicative Typical Floor Plan

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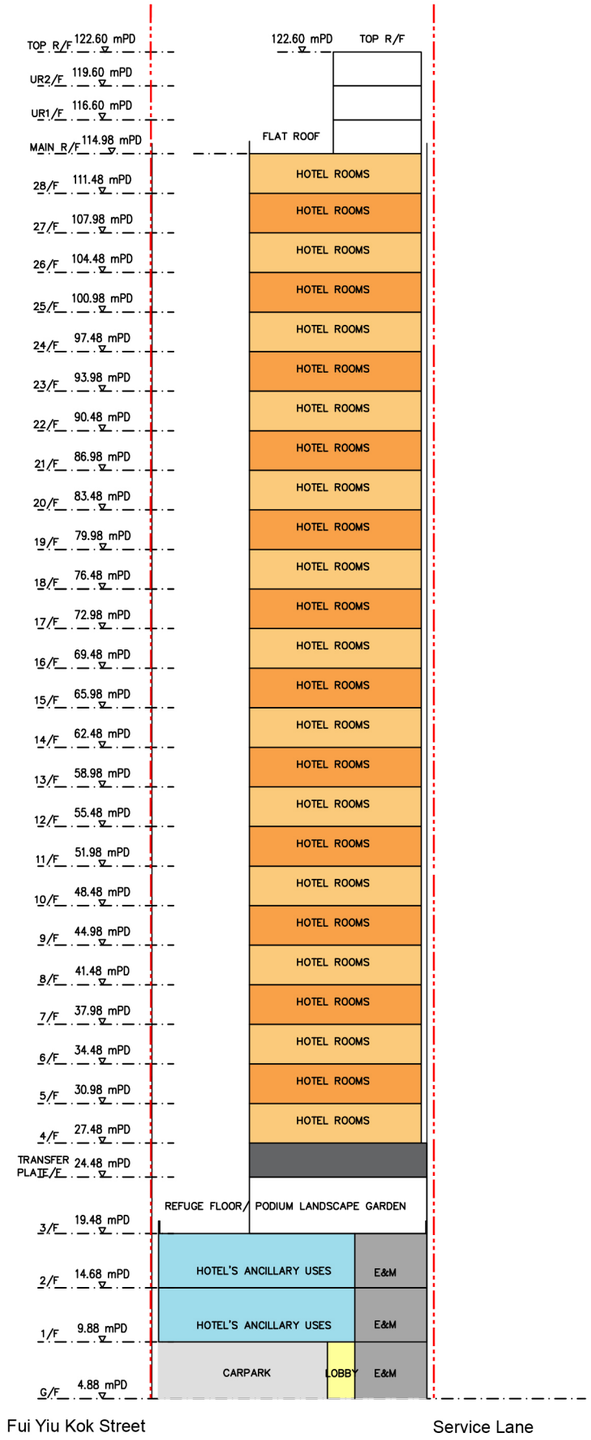

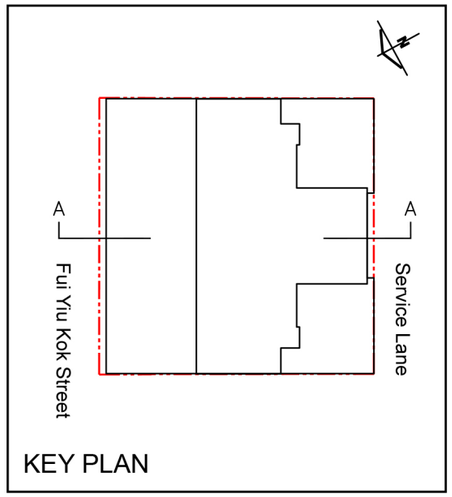

Legend

- Application Site
- Hotel Lobby
- Hotel Room
- Hotel Ancillary Uses
- E&M
- Carpark and Circulation

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Title

Indicative Section Plan

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Scale		Figure	3.6

3.1.2 The Indicative Development Scheme is a hotel development supported by ancillary commercial uses. It has a total non-domestic GFA of about 5,633m^2 (equivalent PR of about 9.5). The Indicative Development Scheme intensity conforms to the existing PR restriction of the existing "I" zone under the extant OZP. The hotel development will provide about 199 nos. of hotel rooms.

3.1.3 In comparison with the previously approved s.16 planning application (No. A/TW/514) for an industrial redevelopment, the subject proposed hotel development proposes a minor relaxation of building height to a maximum BH of 115mPD (up to the main roof) (i.e. 29 storeys). The proposed increase of BH is mainly due to the following design considerations:

<u>Reduction in Tower Site Coverage</u>

- The approved s.16 scheme has a site coverage of not more than 60% for typical floors (i.e. 2/F and above). On the other hand, the site coverage of the Indicative Development Scheme at height over 15m is only 45%. The indicative Development Scheme, with such 'slimmer' design, will inevitably require a taller proposed BH. That said, such design will greatly reduce the visual bulkiness of the Indicative Development Scheme while enhancing the visual and wind permeability of the Application Site and surrounding areas.

<u>Aboveground Carpark and E&M Facilities</u>

- The approved s.16 scheme has designated 2 levels of basement to accommodate the carpark, L/UL and E&M facilities. On the other hand, since the Indicative Development Scheme has no basement proposed, the above mentioned facilities will need to be accommodated on the G/F and podium levels, which contributes in raising the proposed BH of the Indicative Development Scheme.

<u>Quality of the Communal Podium Garden Enhanced</u>

- The proposed communal podium garden of the approved s.16 scheme is surrounded by numerous E&M facilities occupied on the same floor. On the other hand, the 3/F of the Indicative Development Scheme contains only the communal podium garden without any E&M facilities, which greatly enhances the extent and quality of the garden. Under such circumstances, the E&M

facilities will need to be distributed to other floors, which contributes to the increase in the proposed BH of the Indicative Development Scheme.

Inclusion of Ancillary Commercial Uses

- While the approved s.16 scheme has not included any ancillary uses, the Indicative Development Scheme has designated 653m^2 of non-domestic GFA for ancillary commercial uses at podium level. When compared to the typical floor-to-floor-height of 3.5m, the two storeys of ancillary commercial uses will require a taller floor-to-floor-height of 4.8m, which contributes to the increase in the proposed BH of the Indicative Development Scheme

3.1.4 To demonstrate that the proposed rezoning would enable high quality development at the Application Site and to support the proposed minor relaxation of BH, the Indicative Development Scheme has incorporated various planning and design merits, which are highlighted in **Figure 3.7** and below:

- the Indicative Development Scheme will provide a full height building setback of 0.6m fronting Fui Yiu Kok Street (setback area at G/F will also be paved to match the existing public footpath abutting the site in accordance to standard from relevant government department);

- a continuous glass canopy structure will also be provided above the pavement at G/F along Fui Yiu Kok Street;

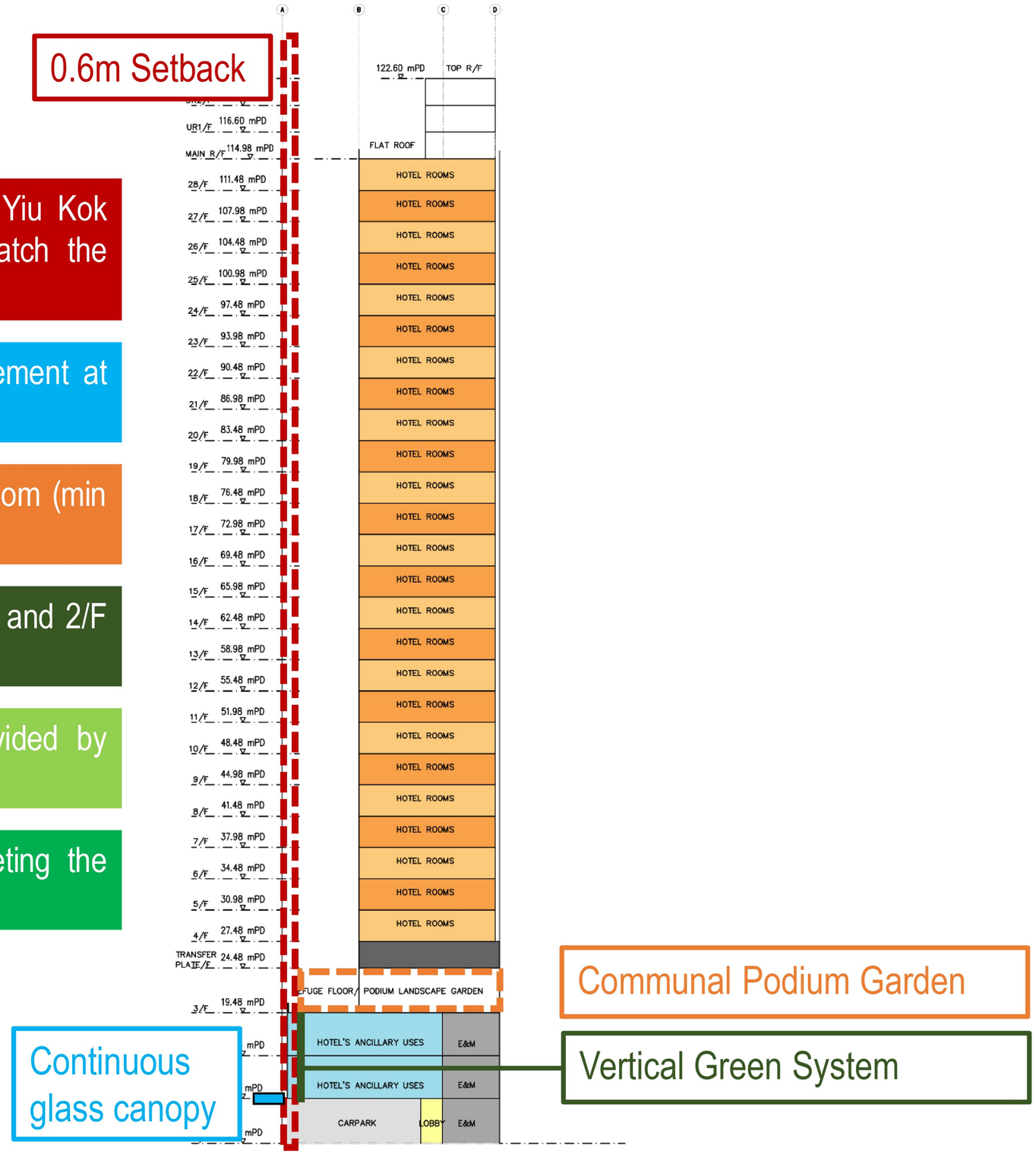
- a communal podium garden will also be provided at 3/F of the Indicative Development Scheme with high headroom (minimum 4.5m clearance) and planters;

- vertical green system will also be adopted on the building façade of 1/F and 2/F of the Indicative Development Scheme facing Fui Yiu Kok Street;

- greenery of not less than 20% of the area of the Application Site will be provided by incorporating greenery at various floors; and

- various green building measures will also be adopted for meeting the requirements of BEAM Plus certification subject to detailed design at subsequent development stages.

- Full height building setbacks of 0.6m fronting Fui Yiu Kok Street (setback area at G/F will be paved to match the existing public footpath).
- Continuous glass canopy structure above the pavement at G/F.
- A communal podium garden at 3/F with high headroom (min 4.5m clear) and planters.
- Vertical green system on the building façade of 1/F and 2/F facing Fui Yiu Kok Street.
- Not less than 20% of greenery coverage is provided by incorporating greenery at various floors.
- Green building measures will be adopted for meeting the requirements of BEAM Plus certification.



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Proposed Building and Design Merits	Rev	0	Date	May 2026
	Scale		Figure	3.7

3.1.5 While some of the design merits would be respected and incorporated into the future design of the hotel development upon the current rezoning stage, some development control (e.g. building setbacks) may be incorporated as one of the development restrictions on the proposed land-use zoning under the OZP if the Town Planning Board and respective Government departments consider appropriate and necessary.

3.2 Access Arrangement and Car Parking Provision

3.2.1 As shown in **Figure 3.1**, the Indicative Development Scheme will have separate pedestrian and vehicular access fronting onto Fui Yiu Kok Street. While the pedestrian access will lead to the hotel lobby, the vehicular access will lead to the carparking and loading/ unloading areas. Traffic improvement measures are proposed at the section of Fui Yiu Kok Street near the Application Site to enhance the interface between pedestrian and incoming vehicles. The proposed internal transport facilities as summarised in **Table 3.2** also complies with relevant requirements as stipulated under the HKPSG. For details, please refer to the Traffic Impact Assessment provided in **Appendix C**.

Table 3.2 - Proposed Internal Transport Facilities

Component	Proposed Provision
Private Car	2
Motorcycle	1
Loading/ Unloading Bay (HGV)	1
Lay-by for Taxi and Private Car	2
Lay-by for Single-Deck Tour Bus	1

3.3 Implementation and Tentative Completion Year

3.3.1 With land ownership fully secured, the Applicant intends to implement the Indicative Development Scheme in timely manners (i.e. by 2032).

4 PROPOSED AMENDMENTS TO THE OZP

4.1 The Application Site is currently zoned "I" on the draft Tsuen Wan OZP No. S/TW/40. Under the current proposal and based on the indicative scheme, the Application Site is proposed to be rezoned to "OU (Hotel Development)" with 'Hotel' designated as a Column 1 use. The proposed zone will have a non-domestic PR restriction of 9.5 and a maximum building height restriction of 115mPD as per the Indicative Development Scheme. Details of the proposed zoning and development restrictions are summarised in **Table 4.1** below.

Table 4.1 - Proposed Amendments to the OZP

Existing Zoning	Proposed Zoning	Indicative Development Scheme Parameters	
		Max Non-domestic PR	Max BH
"I"	"OU (Hotel Development)"	9.5	115mPD

4.2 The respective proposed amendments to the OZP Plans, Notes and Explanatory Statement (ES) for the "OU (Hotel Development)" zone are enclosed in **Appendix A1**.

<u>Alternative Rezoning Option</u>

4.3 In case a more stringent control to the Application Site is considered to be required by relevant government departments, the Applicant has also prepared an alternative rezoning option (i.e. "Industrial (1)" zone) for reference. While the subject "Industrial (1)" zone will also have a non-domestic PR restriction of 9.5 and a maximum BH restriction of 115mPD, 'Hotel' use will be designated as a Column 2 use to allow planning control at subsequent Section 16 planning application stage. The respective proposed amendments to the OZP Plans, Notes and Explanatory Statement (ES) for the "Industrial (1)" zone are enclosed in **Appendix A2**.

5 VISUAL IMPACT ASSESSMENT

5.1 A Visual Impact Assessment (VIA) has been prepared to assess the overall visual impacts of the Indicative Development Scheme from selected Public Viewing Points (VPs). The details of the VIA are provided in **Appendix B**.

5.2 A total of 6 nos. of VPs have been included to assess the overall visual impact of the Indicative Development Scheme:

- VP1 – Tsuen Wan Park
- VP2 – Footbridge connecting Plaza 88 and Chelsea Court
- VP3 – Junction of Fui Yiu Kok Street and Wang Lung Street
- VP4 – Tai Wo Hau Road South Playground
- VP5 – Tsuen Wan Chinese Permanent Cemetery
- VP6 – Tsing Yi Promenade

5.3 With reference to the analysis and as illustrated on the photomontages taken at the selected VPs, 5 out of the 6 selected VPs would have "Negligible" visual impact, while 1 out of the 6 selected VPs would have "Moderate" visual impact.

5.4 Since the Application Site is situated within the TWEIA and closely surrounded by existing high-density-high-rise developments, the Indicative Development Scheme will be able to visually merge with the existing development context and form part of the urban landscape.

5.5 The proposed visual mitigation measures, which includes the incorporation of full-height building setbacks, continuous glass canopy, communal podium garden and vertical green system will add visual interest and allow the Indicative Development Scheme to be visually compatible with its surrounding environment.

5.6 In conclusion, the Indicative Development Scheme will induce negligible to moderate visual impact to its surrounding. However, with the incorporation of various visual mitigation measures, the visual impact of the Indicative Development Scheme will be greatly minimised.

6 TRAFFIC IMPACT ASSESSMENT

6.1 A Traffic Impact Assessment (TIA) has been conducted to assess the potential traffic impact of the Indicative Development Scheme. The details of the TIA are provided in **Appendix C**.

6.2 The Indicative Development Scheme will have separate pedestrian and vehicular access fronting onto Fui Yiu Kok Street. While the pedestrian access will lead to the hotel lobby, the vehicular access will lead to the carparking and loading/ unloading areas. Traffic improvement measures are proposed at the section of Fui Yiu Kok Street near the Application Site to enhance the interface between pedestrian and incoming vehicles. The proposed internal transport facilities also complies with relevant requirements as stipulated under the HKPSG.

6.3 The design year of 2036 has been adopted for traffic forecast and assessment purposes. The future traffic forecasts have taken into consideration of traffic growth, planned footpath and road network as well as the estimated trip generations arising from the Indicative Development Scheme.

6.4 Operational performance of the identified key local junctions and have been assessed based on the existing and future traffic flows under reference and design scenarios. It is concluded that the Indicative Development Scheme will have negligible traffic impact to the road junctions.

6.5 Pedestrian impact has also been assessed and it is concluded that the pedestrian generated by the Indicative Development Scheme will have negligible impact to the footpaths in the vicinity.

6.6 The public transport assessment also concluded that the Indicative Development Scheme will have negligible impact to the bus and MTR services in the area.

6.7 It is concluded that the Indicative Development Scheme will result in no adverse traffic impact to the surrounding road network and is acceptable from traffic engineering terms.

7 ENVIRONMENTAL CONSIDERATIONS

7.1 The potential environmental impacts on or arising from the Indicative Development Scheme have been appraised. The Environmental Assessment Report is enclosed in **Appendix D** of the planning statement.

Noise

7.2 Noise mitigation measures are suggested to minimized construction noise impact due to the Indicative Development Scheme.

7.3 Since the Indicative Development Scheme has adopted centralized ventilation with no openable window for ventilation, no adverse road traffic noise and fixed noise sources impact would be brought to the Proposed Development by the surrounding road network and fixed noise sources.

7.4 Maximum allowable Sound Power Level of planned fixed noise sources at site boundary are calculated and the planned fixed noise sources will be properly designed to comply with the requirements in HKPSG standards and guidelines. As such, the planned fixed noise sources of the Proposed Development is anticipated to induce no adverse fixed noise impact to the surrounding Noise Sensitive Receivers.

Air Quality

7.5 There is no chimney or industrial activity identified within 200m from the boundary of the Application Site. As such, it is anticipated that the Indicative Development Scheme would not be subject to any adverse industrial emission impact.

7.6 Since no air sensitive uses shall be located within the 5m vehicular emission buffer zone, no adverse vehicular emission impacts on the Indicative Development Scheme are anticipated.

7.7 Air quality impact from the proposed carpark shall be further reviewed in the later stage to ensure no adverse air quality impact induced to the nearby air sensitive uses.

Land Contamination

7.8 Desktop study and site survey are conducted to identify potential land contamination issue. Further site investigation is required for stains observed on paved surface within Application Site.

7.9 In conclusion, the Indicative Development Scheme will not induce significant adverse environmental impact and is acceptable in environmental terms.

8 SEWERAGE CONSIDERATIONS

8.1 Details of the proposed sewage disposal arrangement for the Application Site and the anticipated sewerage impact are discussed in the Sewerage Impact Assessment (SIA) Report (**Appendix E**).

8.2 The potential sewerage impact due to the Application Site has been quantitatively addressed. Base on the sewage generation rate estimated from the Application Site, the average sewage flow from the Application Site will be approximately 294.2 m^3/day and 18.6 litre/sec.

8.3 One terminal manhole A0 (STMH-01) and sewer (A0-A1) is proposed at the north of the Application Site to connect with existing sewerage system at Fui Yiu Kok Street.

8.4 With the proposed new terminal manhole, sewer and backwater calculation, the capacity of the existing sewers serving the area would be sufficient to cater for the sewage generation from the Application Site and other related catchment area with backwater calculation for one sewer section (A6-A7). Thus, the Application Site will have no adverse impact on the existing sewerage system.

9 DEVELOPMENT JUSTIFICATIONS AND PLANNING MERITS

9.1 Promote the Government's Vision of "Tourism is Everywhere"

9.1.1 As mentioned in the 2025 Policy Address (PA 2025), the Government aims to promote the Government's vision of "Tourism is Everywhere" by enhancing the development of various tourism products and initiatives in Hong Kong. The visitor arrival arrangements and immigration experience will also be actively explored by the Government to enhance the tourist experience. The proposed hotel development with 199 No. of rooms will be able to contribute to the hotel supply in the Tsuen Wan District, which in turns supplement the various indoor and outdoor tourist attractions in the area (e.g., Hong Kong Disneyland, Ma Wan Park, The Mills, Shing Mun Reservoir…etc) and promote tourism therein. The subject rezoning thus aligns with the Government's vision to promote the initiative of "Tourism is Everywhere".

9.2 Release Industrial Land in the Urban Areas for Other Development Purpose

9.2.1 As mentioned in the PA 2025, the Government aims to release industrial land in the urban areas for other development purpose. Since 2000, the Planning Department has conducted five rounds of Area Assessments of Industrial Land in the Territory to identify suitable industrial land to be rezoned for other uses (e.g., residential and commercial uses). The Government will commence a new round of Area Assessments of Industrial Land in the Territory in 2025 and put forward recommendations in 2026. The subject rezoning is able to convert the Application Site, which is located within the TWEIA, for hotel development with ancillary commercial uses. Such initiatives allow the Application Site to be optimized in view of the latest market situation and align with the Government's initiative to release industrial land in the urban areas for other development purpose.

9.3 Optimise the Usage of Land Resources in a Timely Manner

9.3.1 The Task Force on Land Supply recommends that the Government should press ahead with the implementation of the various ongoing land supply initiatives to continuously meet the demand for land to sustain the development in Hong Kong.

9.3.2 Given that the Application Site is currently vacant, which does not maximize the development potential of the site. The subject rezoning allows the Application Site to be optimized as a hotel development with 199 rooms and various ancillary commercial uses, which aligns with the Government's vision to enhance land supply. The Applicant has also fully secured the land ownership for timely implementation of the Indicative Development Scheme after the rezoning exercise.

9.4 Compatible Uses and Development Intensity

9.4.1 The Application Site is situated at the fringe of the TWEIA that accommodate various industrial developments. To the immediate north of the Application Site are several high-density high-rise residential/commercial developments (i.e. Indi Home, H Cube and Chelsea Court). To the further north of the Application Site is the Tsuen Wan East development area, which contains various mixed uses developments. The proposed hotel development accompanied by ancillary commercial use is considered not incompatible with the surrounding uses.

9.4.2 The Indicative Development Scheme has a PR of 9.5, which conforms to the current OZP restriction of the subject "I" zone. Its proposed PR is also much lower than the surrounding approved industrial redevelopment with PR ranges from 9.7 to 11.4 (i.e. Planning Applications No. A/TW/505, A/TW/511 and A/TW/521). The proposed PR of 9.5 is therefore compatible with the surrounding context.

9.4.3 To the immediate north of the Application Site is a "Commercial" zone that accommodate several high-rise residential/commercial developments (i.e. Indi Home with BH of 200mPD, H Cube with BH of 165mPD and Chelsea Court with BH ranges from 170 to 205mPD). When compared to the previously approved planning application No. A/TW/514 (i.e. BH of 100mPD), the Indicative Development Scheme with BH of not more than 115mPD will only lead to an increase of 15m in BH, such increase is barely noticeable in an already high-density-high-rise neighbourhood. The Indicative Development Scheme is therefore able to blend in well with the existing development context and become part of the urban landscape of the Tsuen Wan East area.

9.5 Planning and Design Merits

9.5.1 To demonstrate that the proposed rezoning would enable high quality development at the Application Site, the major planning and design merits of the Indicative Development Scheme are highlighted below:

- full-height building setbacks of 0.6m fronting Fui Yiu Kok Street will be adopted to enhance the visual permeability and reduce the overall bulkiness of the Indicative Development Scheme. The setback area will also be able to improve streetscape and enhance pedestrian comfort along Fui Yiu Kok Street. The setback area at G/F will be paved to match the existing public footpath adjoining the Application Site;

- a continuous glass canopy structure facing Fui Yiu Kok Street will also be proposed above the pavement at G/F to add visual interest and enhance the comfort of pedestrian environment;

- a communal podium garden will be provided at 3/F with high headroom (min 4.5m clear) and planters to enhance the visual quality of the surrounding environment, it would also create an outdoor leisure area for relaxation and social gathering;

- a vertical green system will be incorporated on the building façade of 1/F and 2/F of the Indicative Development Scheme facing Fui Yiu Kok Street to enhance the visual interest, streetscape and pedestrian comfort of Fui Yiu Kok Street;

- greenery will be provided at various floors of the Indicative Development Scheme with a total greenery coverage of not less than 20% of the Application Site; and

- the Indicative Development Scheme will adopt various green building design measures to meet the requirements of BEAM Plus certification. Detailed proposed measures will be considered at the detailed building design stage.

9.5.2 While some of the design merits would be respected and incorporated into the future design of the hotel development upon the current rezoning stage, some development control (e.g. building setbacks) may be incorporated as one of the development restrictions on the proposed land-use zoning under the OZP if the Town Planning Board and respective Government departments consider appropriate and necessary.

9.6 Technically Feasible in Visual, Traffic, Environmental and Sewerage Terms

9.6.1 Technical assessments have been conducted for the Indicative Development Scheme and the findings concluded that Indicative Development Scheme is technically feasible in all aspects, including visual, traffic, environmental and sewerage terms, based on the development parameters proposed.

10 CONCLUSION

10.1 This rezoning application is submitted to the Board in support of rezoning the Application Site from “I” to “OU (Hotel Development)” on the draft Tsuen Wan OZP No. S/TW/40 under S12A of the Ordinance (CAP. 131).

10.2 The subject application is supported by the following development justifications and planning merits:

- the proposed hotel development is able to promote the Government’s vision of “Tourism is Everywhere”;
- the Indicative Development Scheme is able to release industrial land in the urban areas for other development purpose;
- the Indicative Development Scheme is able to optimise the usage of land resources in a timely manner;
- the Indicative Development Scheme is compatible with surrounding developments in terms of uses and development intensity;
- the Indicative Development Scheme is able to provide various planning and design merits; and
- the Indicative Development Scheme is technically feasible in visual, traffic, environmental and sewerage terms.

10.3 In light of the supporting justifications presented in this Planning Statement, the Board is cordially invited to consider this rezoning application favorably.